170.0	0007	0012.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,058,700	/	1,058,700
USE VALUE:	1,058,700	/	1,058,700
ASSESSED:	1,058,700	/	1,058,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAU WAI-CHUEN ERNIE/ETAL
Owner 2:	CHAN MEE-KI ANITA
Owner 3:	
Street 1:	107 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .261 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Aluminum Exterior and 3073 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11380.000	525,700		533,000	1,058,700
Total Card	0.261	525,700		533,000	1,058,700
Total Parcel	0.261	525,700		533,000	1,058,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.57 | /Parcel: 344.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113095
GIS Ref:
GIS Ref:
Insp Date: 06/25/18

!13182!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0007-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	525,700	0	11,380.	533,000	1,058,700		Year end	12/23/2021
2021	104	FV	500,100	0	11,380.	533,000	1,033,100		Year End Roll	12/10/2020
2020	104	FV	500,000	0	11,380.	533,000	1,033,000	1,033,000	Year End Roll	12/18/2019
2019	104	FV	401,300	0	11,380.	533,000	934,300	934,300	Year End Roll	1/3/2019
2018	104	FV	401,300	0	11,380.	472,100	873,400	873,400	Year End Roll	12/20/2017
2017	104	FV	375,800	0	11,380.	395,900	771,700	771,700	Year End Roll	1/3/2017
2016	104	FV	375,800	0	11,380.	395,900	771,700	771,700	Year End	1/4/2016
2015	104	FV	311,900	0	11,380.	342,600	654,500	654,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:21:31

LAST REV

Date	Time
07/08/20	09:59:40
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13182

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAU WAI-CHUEN E	29401-453		11/20/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	113095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	321	Window/S	35,275	C				
12/31/2015	1987	Redo Kit	17,000					
2/22/2012	152	Re-Roof	18,330					& gutters
4/29/2009	285	Porch	3,500					
2/26/2009	112	Redo Bat	4,400					
4/7/2006	247	New Wind	6,745					
9/14/1994	462	Manual	700					BEAMS
4/14/1993	107		1,000					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2018	Missed Appt.	CC	Chris C
6/25/2018	MEAS&NOTICE	CC	Chris C
10/23/2008	Meas/Inspect	345	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11380		Sq. Ft.	Site		0	70.	0.67	8									532,981						533,000	

Total AC/HA:	0.26125	Total SF/SM:	11380	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	532,981	Spl Credit		Total:	533,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97598571
Const Adj.:	1.01535392
Adj $ / SQ:	168.465
Other Features:	117000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714300
Depreciation:	188575
Depreciated Total:	525725

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

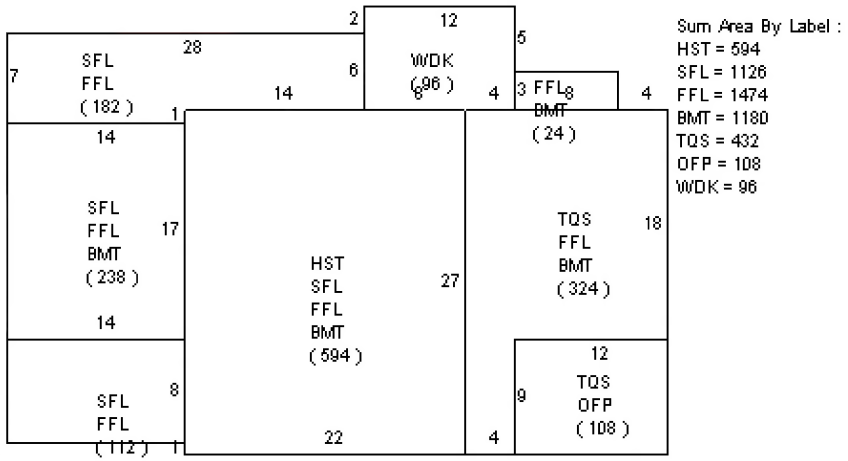
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	168.47
Special Features:	0	Val/Su Net:	114.16
Final Total:	525700	Val/Su SzAd	163.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,474	168.470	248,317
BMT	Basement	1,180	50.540	59,637
SFL	Second Floor	1,126	168.470	189,692
TQS	3/4 Story	324	168.470	54,583
HST	Half Story	297	134.770	40,027
OFP	Open Porch	108	32.270	3,485
WDK	Deck	96	16.250	1,560
	Net Sketched Area:	4,605	Total:	597,301
Size Ad	3221	Gross Area	5010	FinArea 3073

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0007-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2003	0.00	T	12.8	104						

More: N | Total Yard Items: | Total Special Featues: | Total: